

DATE: FEBRUARY 28, 2011

AGENDA ITEMS 5, 6

TO: THE LOS ANGELES GRAND AVENUE AUTHORITY

FROM: MARTHA WELBORNE, MANAGING DIRECTOR
GRAND AVENUE COMMITTEE

SUBJECT: BROAD MUSEUM SCHEMATIC DESIGN SUBMISSION AND FURTHER EXTENSION
FOR REVIEW OF PHASE II PARCEL M GRAND AVENUE PROJECT SCHEMATIC
DESIGN

COMMITTEE

REVIEW: RECOMMENDATIONS OF THE GRAND AVENUE COMMITTEE ON THE GRAND
AVENUE PROJECT

It is recommended that the Authority:

1. Approve Schematic Design Submission for Broad Museum
2. Approve a Further Extension for the Submission of the Schematic Design Package for Phase II, Parcel M to April 25, 2011

PURPOSE AND JUSTIFICATION OF RECOMMENDED ACTIONS

Broad Museum Schematic Design Submission

Schematic Design documents for the Broad Museum, to be included in the Phase II site in the Grand Avenue Project, were submitted to the Grand Avenue Committee on December 9, 2010. These documents were also submitted to the Community Redevelopment Agency and to the County of Los Angeles. The Managing Director of the Grand Avenue Committee has reviewed the documents and finds that they conform to the requirements specified in the First Amendment to Disposition and Development Agreement (dated August 23, 2010) and to the Grand Avenue Project-Phase IIA Parcel Assignment and Assumption Agreement (dated June 21, 2010) and the Disposition and Development Agreement (March 5, 2007). A summary of the requirements specified in these documents is below.

Use Restrictions

The documents state that the museum should be no greater than approximately 118,524 square feet in total, that the archive and storage space can be no larger than 48,000 square feet, that the offices can be no larger than 15,000 square feet, that the exhibit space will be approximately 35,000 square feet, and that the building height shall be no greater than 81 feet from Upper Grand Avenue, with the exception of "pop ups" such as mechanical equipment, which can be no greater than 90 feet above Upper Grand Avenue, and no "pop ups" can be placed within 50 feet of the western edge of the museum building. The documents also allow for a museum shop and a café, the latter at the developer's option, with no minimum or maximum square footages assigned to these uses.

The Schematic Design documents show a building that conforms to all of these requirements. At this Schematic Design stage, the museum is a total of 97,215 square feet, the archive and storage space is 45,703 square feet, the offices and conference space are a total of 10,352 square feet, the exhibit space is 33,065 square feet, and the building height is 81 feet from Upper Grand

Avenue, with no “pop ups” shown above this height. The museum also includes a museum shop of 4,240 square feet on its ground floor. No café is included.

Schedule of Performance

The Schedule of Performance for the museum (Exhibit C-1 of the First Amendment to the Disposition and Development Agreement) requires that the Schematic Design documents must be submitted within 180 days of the Amendment effective date, which was February 19, 2011. The documents were submitted on December 9, 2010, meeting this requirement.

Contents of Submission

The Schematic Design documents as submitted include all elements required by the Disposition and Development Agreement. The package includes drawings by all disciplines: architectural, structural, mechanical, electrical, plumbing, and vertical transportation. It includes plans, sections, details, potential construction materials, as well as dimensions and uses of all rooms and a tabulation of floor area by use.

Recommendation

The Committee finds that the Schematic Design documents conform to all requirements of all referenced agreements and recommends approval.

Recommendation for Further Review of Schematic Design Submission for Phase II, Parcel M and a portion of Parcel L.

For the reasons summarized below the Committee recommends a further extension to April 25, 2011 for submission and review of Schematic Design for Phase II, Parcel M and a portion of Parcel L.

According to the Disposition and Development Agreement for the Grand Avenue Project, the initial design submission for Phase II of the development project was due to be submitted to the Authority on September 16, 2010. Each of the three phases of the development project is independent of the other in terms of the Schedule of Performance, thus prior delays in the Phase I project had no impact on the required submission dates of Phases II and III.

On August 23, 2010, the Authority granted an extension to the Related Companies for the Phase II Schematic Design submission in order to allow the Developer additional time to explore the possibility of developing a rental housing building on the Phase II site that would proceed in advance of the Phase I project. The Authority granted a 90-day extension to December 6, 2010 for this submission.

At the December 6, 2010 Authority Board meeting, a further extension to February 28, 2011 was granted to the Developer. At the December meeting, it was reported that substantial progress had been made in refining the design concept and the financing concepts for the Parcel M site, but that additional time was required to finalize all elements prior to presenting the project to the Authority.

The Grand Avenue Committee has, at its meeting on February 18, 2011, reviewed the concepts that have been developed by the Related Companies and which have also been reviewed by the Community Redevelopment Agency of the City of Los Angeles, the owner of Parcels L and M. While the Committee is in support of the concepts proposed, the Committee feels strongly that additional time is needed for additional reviews and discussion before it is appropriate to bring these concepts before the Authority Board with a Committee recommendation.

Recommendation

The Committee, therefore, recommends a further extension of two months for the submission of the Phase II Schematic Design concepts and Revised Schedule of Performance for Phase II. The proposed extended final submission date is April 25, 2011.

Attachment:

A Rendering of the Proposed Broad Museum



Rendering of The Broad Art Museum